



सत्यमेव जयते

The Gujarat Government Gazette

EXTRAORDINARY

PUBLISHED BY AUTHORITY

Vol. LXVI]

TUESDAY, AUGUST 26, 2025 / BHADRA 4, 1947

Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 25th August, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No.GH/V/307 of 2025/UDUHD/DVP/e-file/18/2023/9151/L: WHEREAS, the Pardi Area Development Authority (hereinafter referred to as "the said Authority") prepared and published the Draft First Revised Development Plan-2031 (hereinafter referred to as "the said Draft Development Plan") in respect of the lands included within its limit under the provisions of Section 13(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act");

AND WHEREAS, notice regarding publication of the said Draft Development Plan for calling objection or suggestion, if any, with respect to the said Draft Development Plan was published in the Gujarat Government Extraordinary Gazette Part II, Vol-LXIV on dated 20.06.2023;

AND WHEREAS, the said Authority submitted the said Draft Development Plan under sub section (1) of section 16 of the said Act to the Government of Gujarat for sanction on dated 29.09.2023;

AND WHEREAS, in exercise of the powers conferred by proviso to sub-clause(ii) of clause (a) of sub-section (1) of section 17 of the said Act, the Government of Gujarat published the modifications under Government Notification, Urban Development and Urban Housing Department No.GH/V/30 of 2025/UDUHD/DVP/e-file/18/2023/9151/L, dated 06.01.2025 in the Gujarat Government Gazette Ext. Part.IV-B dated 06.01.2025 on Page No.2-1 to 2-3 for inviting from any person, to submit suggestions or objections, if any with respect to the proposed modifications to the Principal Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of the said modifications in the *Government Gazette*;

AND WHEREAS, the Government of Gujarat has considered the suggestions and objections so received on merit;

NOW THEREFORE, in exercise of the powers conferred by clause (c) of sub section (1) of section 17 of the said Act, the Government of Gujarat here by;

- Finalize the modifications as set out in the SCHEDULE appended hereto;
- Sanction the said Development Plan subject to the modifications so finalized, and
- Specify that the final development plan shall come into force from the date of this notification.

SCHEDULE

Sanctioned modifications in the Draft First Revised Development Plan-2031 of Pardi Area Development Authority

- The lands bearing Revenue Survey Numbers as shown in column (2) of village: Pardi earmarked as shown in column no. (3) and designated as shown in column no. (4) shall be deleted from the said designation and shall be designated under section 12(2)(a) of the said Act, as shown in column no. (5) of the table below and as shown in the accompanying plan.

TABLE

Sr. No.	R.S. No.	Pocket No.	Designation as per submitted Draft Development Plan	Proposed designation
(1)	(2)	(3)	(4)	(5)
1.	960/P, 961/P, 962/P, 963/P, 968, 984, 985, 981, 980, 977, 979, 978, 959/P, unsurveyed land, etc.	P-1	Industrial Zone	Agriculture Zone
	The proposed modification for R.S.No. 1002, 1001/P, 1003, 1004/P, 1005/P, 1000/P, 999/P, 986, 998/P, 987, 996/P, 995/P, 993/P, 992/P, 991, 990/A/P, 1033/P, (988+989+99/B)/P, unsurveyed land, etc in Pocket-1 is not sanctioned.			
2.	959/P, 960/P, 961/P, 962/P,	P-2/2	Industrial Zone	Agriculture Zone
	The proposed modification for R.S.No. 958, 957, 956, 945, 946/P, 955/P, 1006, 1007/P, 1008/P, 1009/P, 1005/P, unsurveyed land, etc in Pocket-2 is not sanctioned.			
3.	The proposed modification of Pocket-3 is not sanctioned.			
4.	The proposed modification of Pocket-4 is not sanctioned.			
5.	The proposed modification of Pocket-5 is not sanctioned.			
6.	955/P	P-6	Industrial Zone	Residential Zone
7.	448/P	P-7	Industrial Zone	Agriculture Zone
8.	The proposed modification of Pocket-8 is not sanctioned.			
9.	The proposed modification of Pocket-9 is not sanctioned.			

- The land bearing R.S.No. 1032/A/P, 1038/B/P, 1038/C, 1038/D/P, 1039, 1040/P, 1041, 1043/P of village: Pardi reserved for “સુએડા ડિસ્પોઝલ સર્વિટ” shall be deleted from the said reservation and the land so released shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
- The land bearing R.S.No. 652/P, 653, 653/A, 653/B, 654/P, 655, 656/P, 658, 659, etc of village: Pardi reserved for “ભૂમિહિન ખેત મજૂર આવાસ” shall be deleted from the said reservation and the land so released shall be designated for “Agriculture Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
- The land bearing R.S.No. 511/P, 512/P, 513/P, 657, unsurveyed land of village: Pardi reserved for “ગુજરાત હાઉસિંગ બોર્ડ” shall be deleted from the said reservation and the land so released shall be designated for “Agriculture Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
- The proposed modification is not sanctioned.
- The land bearing C.S.No. (1068+1067)/P of village: Pardi reserved for “રંગ ઉપવન” shall be deleted from the said reservation and the land so released shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.

7. The land bearing R.S.No. 1178/1/P of village: Pardi reserved for “સ્પોર્ટ કોમ્પ્લેક્ષ અને શોપીંગ સેન્ટર” shall be deleted from the said reservation and the land so released shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
8. The 12.00 mtr. road passing through western side of C.S.No.4130 and 18.00 mtr. road earmarked as A-B s deleted as shown in accompanying plan.
9. The 18.00 mtr. wide road earmarked as A24-A24 is reduce to 12.00 mtr. wide road and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
10. The 18.00 mtr. wide road earmarked as A25-A25 is reduce to 12.00 mtr. wide road and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
11. The land bearing R.S.No. 755/P of village: Pardi designated for “Garden” shall be deleted from the said zone and shall be designated for “Recreation Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.

NOTE: The Boundary of sanctioned modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio

Joint Secretary to Government.

